ANNUAL USE OF CAPITAL SURVEY - 2009

NAME OF INSTITUTION
(Include Holding Company Where Applicable)

First Place Financial Corp

Person to be contacted regarding this report:	David W Gifford	RSSD: (For Bank Holding Companies)	
CPP Funds Received:	$72,927,000	Holding Company Docket Number: (For Thrift Holding Companies)	H3282
CPP Funds Repaid to Date:	$0	FDIC Certificate Number: (For Depository Institutions)	34657
Date Funded (first funding):	3/13/2009	City:	Warren
Date Repaid[1]:		State:	Ohio

[1]If repayment was incremental, please enter the most recent repayment date.

American taxpayers are quite interested in knowing how banks have used the money that Treasury has invested under the Capital Purchase Program (CPP). To answer that question, Treasury is seeking responses that describe generally how the CPP investment has affected the operation of your business. We understand that once received, the cash associated with TARP funding is indistinguishable from other cash sources, unless the funds were segregated, and therefore it may not be feasible to identify precisely how the CPP investment was deployed or how many CPP dollars were allocated to each use. Nevertheless, we ask you to provide as much information as you can about how you have used the capital Treasury has provided, and how your uses of that capital have changed over time. Treasury will be pairing this survey with a summary of certain balance sheet and other financial data from your institution's regulatory filings, so to the extent you find it helpful to do so, please feel free to refer to your institution's quarterly call reports to illustrate your answers. This is your opportunity to speak to the taxpayers in your own words, which will be posted on our website.

What specific ways did your institution utilize CPP capital? Check all that apply and elaborate as appropriate, especially if the uses have shifted over time. Your responses should reflect actions taken over the past year (or for the portion of the year in which CPP funds were outstanding).

☒	Increase lending or reduce lending less than otherwise would have occurred.	We invested $41 million of the CPP funds in First Place Bank, to support lending. Since receiving CPP funds we made approximately $300 million of portfolio loans while maintaining a prudent level of capital. Without CPP funds we would have had to forego making $260 million of those loans.

☒	To the extent the funds supported increased lending, please describe the major type of loans, if possible (residential mortgage loans, commercial mortgage loans, small business loans, etc.).	Following the line of reasoning above the $260 million of loans supported by the CPP capital included $109 million of commercial loans, $116 million of residential mortgage loans and $35 million of consumer loans.
☐	Increase securities purchased (ABS, MBS, etc.).	
☐	Make other investments	
☐	Increase reserves for non-performing assets	

☐	Reduce borrowings	
☐	Increase charge-offs	
☐	Purchase another financial institution or purchase assets from another financial institution	
☒	Held as non-leveraged increase to total capital	We retained $32 million of CPP funds at First Place Financial Corp. This left enough cash at the holding company to pay expenses, debt service and preferred stock dividends for several years without dividends from First Place Bank. That will let earning as First Place Bank support future lending.

What actions were you able to avoid because of the capital infusion of CPP funds?

During the nine months ended December 31, 2009 we modified 59 loans with a total principal balance of $15,700,000. In each case the additional capital from the CPP funds gave us the flexibility to modify the loan and avoid foreclosure when that was the best long-term solution for the borrower and the Bank.

In other cases we were not able to avoid foreclosure and defaults by loan customers have resulted in increases in real estate owned obtained through foreclosure or through deeds in lieu of foreclosure. The additional capital supplied by the CPP funds has enabled First Place Bank to retain some of these properties as rental properties and market the remaining properties in an orderly manner. This orderly disposition of real estate minimizes losses over the long-term and can also serve to stabilize real estate values in the neighborhoods where the properties are located.

What actions were you able to take that you may not have taken without the capital infusion of CPP funds?

The most significant action the CPP funds enabled us to take during this period was to invest in the people, facilities and technological tools to expand our mortgage banking operation. We opened new loan production offices in Rockville, Maryland and Grand Rapids, Michigan. We expanded our presence in Cincinnati, Ohio and Indianapolis, Indiana. In each of the three quarters in the nine months ended December 31, 2009, our residential loan originations were more than 70% higher than the same quarter in the prior year. During that period we hired 29 new mortgage loan officers which enabled us to originate and sell more than $1.4 billion in residential mortgage loans.

The commercial lending described above included 10 loans totaling $2,100,000 that are SBA loans. We have made a commitment to expand our SBA lending by adding additional staff and technical resources since receiving CPP funds. Our closings of SBA loans in recent months have been limited by the SBA's ability to process loan applications on a timely basis.

Please describe any other actions that you were able to undertake with the capital infusion of CPP funds.

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 1505-0222. The time required to complete this information collection is estimated to average 80 hours per response.